

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
ALEXANDRIA DIVISION

_____	)	
IN RE:	)	
	)	
JENSEN, ERIC	)	
	)	Case No. 23-10201-BFK
	)	Chapter 7
Debtor	)	
_____	)	

**CONSENT ORDER RESOLVING  
CLAIM NO. 3 FILED ON BEHALF OF WPI-MADISON LLC AND  
CLAIM NO. 4 FILED ON BEHALF OF 209 MADISON OWNER LLC**

Upon consideration of the Trustee's Motion for Entry of Consent Order Resolving Claim No. 3 filed on Behalf of WPI-Madison LLC and Claim No. 4 filed on Behalf of 209 Madison Owner LLC (Docket No. 59), and with the consent of the parties, as indicated by the signatures of their counsel below, it is hereby

ORDERED that Claim No. 3 filed on behalf of WPI-Madison LLC is disallowed as duplicative with Claim No. 4; and it is further

ORDERED that Claim No. 4 filed on behalf of 209 Madison Owner LLC is allowed as a general unsecured claim in the amount of \$542,267.53, consisting of rent owed through October, 2022, plus \$25,000.00 in attorneys' fees.

Date: Apr 28 2025

/s/ Brian F Kenney

U.S. Bankruptcy Judge

Entered on Docket: Apr 29 2025

\_\_\_\_\_  
Janet M. Meiburger, VA Bar No. 31842  
The Meiburger Law Firm, P.C.  
1487 Chain Bridge Road, Suite 200  
McLean, VA 22101  
(703) 556-7871  
Counsel for the Chapter 7 Trustee

I ASK FOR THIS:

/s/ Janet M. Meiburger  
Janet M. Meiburger, Esq. (VSB No. 31842)  
The Meiburger Law Firm, P.C.  
1487 Chain Bridge Road, Suite 200  
McLean, Virginia 22101  
Phone: (703) 556-7871  
*Counsel for the Chapter 7 Trustee*

SEEN AND AGREED:

/s/ Christopher B. Bowman  
Christopher B. Bowman, Esq. (VSB No. 67977)  
Miles & Stockbridge P.C.  
1751 Pinnacle Dr., Suite 1500  
Tysons Corner, VA 22102  
Phone: (703) 610-8620  
*Counsel for 209 Madison Owner LLC and WPI-Madison LLC*

Local Rule 9022-1(C) Certification

I hereby certify that the foregoing [proposed] Consent Order Resolving Claim No. 3 filed on Behalf of WPI–Madison LLC and Claim No. 4 filed on Behalf of 209 Madison Owner LLC and has been endorsed by all necessary parties.

/s/ Janet M. Meiburger  
Janet M. Meiburger

**PARTIES TO RECEIVE COPIES BY MAIL:**

NONE

J:\Trustee\Jensen, Eric (23-10201)\Pleadings\BOPS\23-10201-3.docx

In re:  
Eric Jensen  
Debtor

Case No. 23-10201-BFK  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0422-9  
Date Rcvd: Apr 29, 2025

User: LilianPal  
Form ID: pdford2

Page 1 of 2  
Total Noticed: 3

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 01, 2025:

Recip ID	Recipient Name and Address
db	Eric Jensen, 3228 Wynford Dr., Fairfax, VA 22031-2828
cr	+ 209 Madison Owner, LLC and WPI-Madison, LLC, c/o Bregman, Berbert, Schwartz & Gilday,, 7315 Wisconsin Avenue, Suite 800 West, Bethesda, MD 20814-3202
16066073	+ WPI-Madison, LLC, 18300 Von Karman Ave., Suite 880, Irvine, CA 92612-1043

TOTAL: 3

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 01, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 29, 2025 at the address(es) listed below:

Name	Email Address
Benjamin P. Smith	on behalf of Creditor Benoit Castel bsmith@shulmanrogers.com ctremper@shulmanrogers.com;kdiaz@shulmanrogers.com;rparadis@shulmanrogers.com;MZawalick@shulmanrogers.com
Christopher Barrett Bowman	on behalf of Creditor 209 Madison Owner LLC and WPI-Madison, LLC cbowman@milestockbridge.com, kristy@bregmanlaw.com
Daniel M. Press	on behalf of Defendant Dena Jensen dpress@chung-press.com pressdm@gmail.com;danpress@recap.email
Janet M. Meiburger	trustee@meiburgerlaw.com VA41@ecfbis.com;trustee@meiburgerlaw.com
Janet M. Meiburger	

District/off: 0422-9

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on behalf of Trustee Janet M. Meiburger trustee@meiburgerlaw.com VA41@ecfbis.com;trustee@meiburgerlaw.com

Matthew W. Cheney

ustpreion04.ax.ecf@usdoj.gov

Robert M. Marino

on behalf of Plaintiff Janet M Meiburger rmmarino@rpb-law.com rmmarino1@aol.com

Robert M. Marino

on behalf of Attorney Robert M. Marino rmmarino@rpb-law.com rmmarino1@aol.com

Robert M. Marino

on behalf of Trustee Janet M. Meiburger rmmarino@rpb-law.com rmmarino1@aol.com

Steven B. Ramsdell

on behalf of Debtor Eric Jensen sramsdel@tbrclaw.com asemerjian@tbrclaw.com

TOTAL: 10